

2 bedroom property in the heart of historic Aubusson. Complete renovation required.



INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	39 m ²
Plot Size:	138 m ²

IN BRIEF

This property is just waiting to be renovated. It could be a great lock up and leave holiday home or a bijou Airbnb!

It is situated just 5 minutes walk from the centre of historic Aubusson with its range of independent shops, bars and restaurants, not to mention a theatre, a cinema, a swimming pool complex, a hospital and a range of schools.

Limoges airport is 1h 40 minutes away and Aubusson is connected by both a railway and a coach station to other French cities.



ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor: garage (13.4 X 3.9m) ,cellar, storeroom, well.

First floor: living room/kitchen (5.4m x 3.4m), bedroom 1 (3.1m x 3.34m), bedroom 2 (3.1m x 3.3m), WC.

Attic above.

Small garden to rear of the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **493 EUR**

Taxe habitation: **EUR**

NOTES